




#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	7 Fairfield Ave		Brampton	\$499,000.00	3	2	Sc	W4015360

	7 Fairfield Ave Brampton Ontario L6X2H9 Brampton Northwood Park Peel 445-42-U SPIS: N Taxes: \$3,662.74 / 2018	List: \$499,000 For: Sale ¹ DOM: 12
	Detached Front On: W Bungalow Acre:	Rms: 6 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x4xBsmt
Lot: 54 x 100 Feet Irreg: Dir/Cross St: Mclaughlin/Campbell		

MLS#: W4015360 Contract Date: 1/06/2018 Possession: Asap PIN#:

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 6 Tot Prk Spcs: 4 UFFI: Pool: Abv Grnd Energy Cert: Cert Level: GreenPIS: Prop Feat: Park, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.52	x 10.50	Laminate L-Shaped Room Bow Window
2	Dining	Main	10.63	x 8.72	Laminate Combined W/Living Window
3	Kitchen	Main	15.58	x 10.50	Eat-In Kitchen Ceramic Floor
4	Master	Main	12.56	x 10.53	Laminate Closet
5	2nd Br	Main	10.82	x 9.09	Laminate Closet
6	3rd Br	Main	10.50	x 9.09	Laminate Closet
7	Kitchen	Bsmt	22.24	x 10.50	Eat-In Kitchen Combined W/Kitchen
8	Dining	Bsmt	8.86	x 8.20	Laminate Combined W/Kitchen
9	Br	Bsmt	14.60	x 13.15	Laminate Closet
10	Living	Bsmt	13.58	x 12.46	Laminate

Client Remks: Beautiful 3 +1 Bedroom Detached Bungalow In Desirable Northwood Park Community On 54 X 100 Feet Huge Lot.Great Opportunity For 1st Time Buyer Or Investors.3 Bedroom With 1 B/Room Finished Basement(Income Potential \$1000) New Flooring In Living/ Dining And Basement Area, Freshly Professionally Painted Whole House. Walking Distance To School, Rec.Centre ,Transport,Park, Close To Highways Etc. Large Drive Way For 4 Cars Parking.Huge Backyard For Kids To Play.

Extras: Newer Roof Re-Shingled (2013) Renovated Kitchen (2015) Newer S/S Appliances (2015) New Furnace (2015) Renovated Main Floor Washroom.2 Fridge, 2 Stove, Dishwasher, All Electric Light Fixtures, Washer & Dryer. Lbx For Easy Showings,

Listing Contracted With: SAVE MAX REAL ESTATE INC., BROKERAGE **Ph: 905-459-7900**